

HARC

Historic Architectural Review Commission

The Historic Architectural Review Commission of the City of Key West, Florida, will hold a regular meeting on Tuesday, October 13, 2009 at 3:00 p.m., second floor, Old City Hall, 510 Greene Street, Key West, Florida.

Notice to Applicants: Once HARC approval is obtained a building permit application must be submitted. The Building Department will call the applicant when a building permit is ready to be issued.

***Discussion on any one item shall take a maximum of 20 minutes to include the presentation by the applicant (5-10 minutes), public comment, and discussion by the Commission. Further discussion beyond that time is at the Chair's discretion.**

***If your item is tabled, any additional documentation must be submitted by Tuesday (4:00 pm) prior to the next meeting.**

Please Note: Chapter 286- Public Business: Miscellaneous Provisions

286.0105 Notices of meetings and hearings must advise that a record is required to appeal. –Each board, commission, or agency of this state or of any political subdivision thereof shall include in the notice of any meeting or hearing, if notice of the meeting or hearing is required, of such board, commission, or agency, conspicuously on such notice, the advice that, if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The requirements of this section do not apply to the notice provided in s. 200.065(3).

City of Key West Planning Department, Notice to HARC Applicants

If you are in the process of improving your property or making structural changes, there may be more required of you than the design and beautification requirements from HARC.

1. Please be advised that if you are contemplating an addition to your building (whether an additional story, or on the same level), you may need to go through the variance process.
2. If an additional structure is planned, whether separate or linked in any manner to the main or existing building, some configurations may trigger the variance application process.
3. Many alterations will need to meet the basic setbacks, building coverage and other requirements that are zone-specific.

Sometimes, simple changes in building plans now may help you avoid going through another process at a later date, delaying your project.

If you or your contractor, architect or other professional representative need further information, please visit us at 604 Simonton, or call for an appointment at (305) 809-3972.

Call to Order:

Roll Call:

Invocation:

Agenda Changes/Approval:

Minutes approval: September 22, 2009

STAFF APPROVALS:

H09-08-25-951 917 Duval Street, Martin Busam

Extend molding (see drawing attached) so that Fluorescent light baffled or shielded so the light is not visible from Street.

H09-08-26-961 625 Eaton Street, M. Skoglund/Rudy Painting

Paint exterior of existing Bldg. white, shutters with summer blue-2067-50.

H09-08-31-984 920 Cornish Lane, Gayle Norton

Build 1 3 X 3 X 10 slab approved on Eng. Plans set 1 420 cylinder and secure run line underground to water heater and stove in building.

H09-08-31-989.5 606 Truman Avenue, Holtkamp Construction

Remove 5 existing 6 over 6 windows. Replace with PGT wind guard 6 over 6. Replace approx. 500 sq/ft of rotted 1/2X6" siding with Hardi concrete 1/2 X6" siding West side of building. Original wood siding wood windows per Preservation Planner 9/23/09.

H09-09-02-998 913 Duval Street, David Knoll, Architect

Repair damaged balcony framing, add new balcony framing & decking. Replace existing exterior stair with new wood stair. Replace existing privacy barrier with new metal privacy barrier, minor electrical upgrades. New balcony framing is the replacement of rotted existing balcony and deck.

H09-09-09-1025 413 Eaton Street, One Call Construction

Install approximately 45 linear feet of 1/2 round galvanized aluminum gutter. Install approximately 30 linear feet of downspouts. Touch up the paint to match existing house. Gutter and downspouts have been already installed after the fact. Requested revision of new installed downspouts inside front of building per Preservation Planner 9/17/09.

H09-09-09-1026 409 Eaton Street, One Call Construction Inc.

Remove and replace approximately 200 square feet of wood siding.
Remove and replace 2 wood sills. Remove and replace approximately 80 linear feet of wood trim. Install approximately 60 linear feet of 1/2 round gutter with 20 linear feet of downspout. Touch up repairs with same type of existing paint.

H09-09-09-1027 407 Eaton Street, One Call Construction Inc.

Remove and replace approximately 200 square feet of wood siding.
Remove and replace approximately 110 linear feet of wood trim.
Replace two window sashes. Replace 2 wood sills. Repaint repairs with same type of existing paint.

H09-09-09-1028 630 Eaton Street, Artisan Builders Inc.

Repair wooden column, front of building, corner Eaton and Elizabeth, and paint to match existing white. Same width of existing post.

H09-09-09-1029 703 Eaton Street, Christ Robinson

Just putting a fresh coat of paint on my shop. From white to eggshell.
Change of color.

H09-09-11-1045 621 White Street, Andrea Morgan

Repaint front of wall of house white.

H09-09-11-1046 813 White Street, Joseph Rozzero

Replacing broken driveway bricks with new ones.

H09-09-11-1048 #5 Hutchinson Lane, Jeffrey Latham

Modification to HARC #H09-07-29-830.

H09-09-11-1049 1109 Petronia Street, Kevin McChesney

Replace staircase risers and treads; install 2x2" railing system 34" high; replace supporting 4x4"s with 4x4" P.T.; same footprint, paint white, handrails.

H09-09-11-1050 1007 Duval Street, One Call Construction Inc.

Spalling repair and white primer on side and rear of building.

H09-09-11-1051 410 Fleming Street, Michel B. Ingram

Emergency repair of existing rear exterior stairs; replace 3 rotten 6x6" posts; install 3 new 6x6" posts for a new total of 6.

H09-09-11-1052 723 Olivia Street, Charles & Patricia Knowles

Repair existing metal shingles, back portion 20x20' with metal shingles.

- H09-09-11-1053 **512 Greene Street/ 201 Ann Street, McKendry Builders**
Change ADA ramp to handicap lift.
- H09-09-11-1054 **405 Frances Street, Thomas E. Pope, P.A.**
Interior and exterior renovation: new wood window and doors, second floor addition over existing first floor non-historic addition.
- H09-09-11-1055 **918 Duval Street, J.J. Fairbank Construction Inc.**
Remove existing aluminum storefront door and replace with wood French one pain doors in existing opening.
- H09-09-14-1057 **1075 Duval Street, Surtreat Concrete Restoration**
Delaminations/cracks, 6 repairs, garage columns and ceiling.
- H09-09-14-1058 **914 Windsor Lane, Wayne Garcia Bldg Cont.**
New foundation, footing. Eighteen augers and columns. Application is just for the foundations. The house will remain as it is.
- H09-09-14-1059 **714 Windsor Lane, Amerigas Propane**
Install 4- 100 gallon propane storage tanks and supply lines to existing gas line and gas supply lines to pool location, also future generator location.
- H09-09-15-1060 **626 Duval Street, Joel Dos Santos**
Remove existing façade. Install new front door with transom.
- H09-09-15-1061 **1214 Duval Street, William Rowan Architect**
Construction of ramp along side of existing structure. Wood and concrete construction. Ramp length 24' rise 24'. Slope 1:12.
- H09-09-15-1062 **1015 Fleming Street, Boston Brick Co.**
Installation of brick pavers on parking lot over existing asphalt and concrete. Approximately 4,300 square feet. Granite color, charcoal and green, cobblestone pavers.
- H09-09-15-1063 **1017 Fleming Street, Dan Ace Roofing**
Remove and replace rear of main house with conch shingles. Remove and replace skylight at rear. Ten squares of new shingles.
- H09-09-15-1064 **245 Front Street, Tannex Development Corp.**
Reseal approximately 3000 s.f. of concrete deck at Westin Resort. Color to be beige, same color, not visible from street.
- H09-09-15-1065 **600 Front Street, Sub Zero Inc.**
Change out of a 2 ton a/c system.

H09-09-15-1068 804 Caroline Street, James and Karen Disdier

Replace front porch deck. Retain decking structure and stairs. Replace with wood tong and groove and tint with natural stain.

H09-09-15-1070 629 Caroline Street, Suburban Propane

Set 100 gal tank on concrete pad per FEMA 348. Run gasoline underground to 4 existing gas meters. Set 33 gallon tank on cement slab above. Run line underground to block well at side of house. Continue line above ground to side of house. Hook up line to existing pipe.

H09-09-15-1072 1319 Duval Street, Tropical Tents

Install two temporary tents for Headress Ball Fantasy Fest 10/27/09 one 60' x 60' other 40' x 40'.

H09-09-15-1073 416 Appelrouth Lane, Albert L. Borer

Removal of rotting and dilapidated 6" picket fence along east side of property 47.75 linear feet. No new fence will be built.

H09-09-15-1074 1128 Margaret Street, Steve Krleger (Finer Lines Inc.)

Repair of existing staircase with wood materials.

H09-09-15-1075 609 Duval Street #7, One Call Construction

Deck repairs. Paint fence white. Bar rail treatment, bamboo.

H09-09-16-1076 712 Duval Street-Up, One Call Construction

Remove and replace 70 square feet of wood decking. Repair 10 linear feet of railing. Replace elevator door jam. Remove and replace 36" exterior wood door slab. All improvements will be on the back portion of the building per Preservation Planner 8/22/09

H09-09-18-1078 1223 Petronia Street, Keys Pool Inc.

Build new 8'6"x16' shot crete swimming pool. Need to cut out a section of block wall to access pool area and replace when complete. With same block style per Preservation Planner.

H09-09-17-1079 284 Margaret Street, Paul Menta

Install counter outside take-out window, 89" long, wood grain on clear coat. Corners to be round per Preservation Planner.

H09-09-17-1080 529 Grinnell Street, Rich Long

Repaint porch floor, same color already painted.

H09-09-17-1081 417 Margaret Street, Key West A/C & Ref. Inc.

Install central A/C system

H09-09-17-1082 **512 Greene Street-unit#2, Southernmost Signs**

Install 1 1/2" Red Cedar Sandblasted wall sign, 19 sf.; install existing wood sign, 5 sf. (moving commercial location) Letters will be no taller than 12" Posts from the corner signs will be coordinated with landscape per Preservation Planner 9/22/09

H09-09-18-1084 **600 Frances Street,**

Replace 2 aluminum jalousie windows with wood double hung 6 over 6 clear glass; replace 10 light with 15 light fir door (slab only).

H09-09-21-1085 **1010 Windsor Lane, Charley Toppino & Sons, Inc.**

Abandonment of existing cistern at rear of church. Church and fill as required.

H09-09-21-1086 **511 Duval Street-Rear, Gary the Carpenter**

Install on Colonial single post barricade at entrance of rear parking lot.

H09-09-21-1087 **614 White Street, Go Fence**

Install 66' X 6' high wood picket fencing at back of property (see plans) 1 X 36" walk gate with self closure spring hinges. Open picket fence per Preservation Planner 9/22/09.

H09-09-22-1090 **1112 Fitzpatrick Street, SHP General Contractor, LC**

1-Hanging sign 40' X 18", wood post w/metal arm, PVC sign *colors indicated, "RENTALS SCOOTERS-BIKES". Less than 5 sq/ft will need to remove 2 existing signs per Preservation Planner 9/22/09.

H09-09-22-1091 **811 Truman Avenue, The Poolman of Key West, Inc.**

Resurface interior of swimming pool. Re-tile waterline tiles.

H09-09-22-1092 **302 Fleming Street, Keys Roofing Inc.**

Roofing; Fabricate coping cap from top stone where stone is attached to parapet wall and waterproof ; clean job site of all roofing debris.

H09-09-22-1093 **Southard R/W, Sun Block & Tile Inc. Jacob Geopfert**

Revision to permit# 09-2660 change width on curb (North side of Southard) from 17'8" to 19'-5" approx. (curb to move to original 5' width sidewalk.

H09-09-22-1094 **130 Duval Street, Southernmost Signs**

1-Wall sign 29.4 sq/ft, 1 1/2 Red Cedar, "PIRATE KEY". *Letters will not be taller than 12'. Sign over transom will have same dimension (high) of transom per Preservation Planner. 9/23/09.

- H09-09-23-1095 **321 Whitehead Street-A, One Call Construction Inc.**
Remove & replace approx. 100 sq/ft of wood siding. Remove and replace approx. 30 linear ft of wood trim. Repaint with same white color. Less than 10% per Preservation Planner 9/24/09.
- H09-09-23-1096 **533 Eaton Street, Tony's Roofing Co.**
M/B rubber over existing glass parts of 10 squares.
- H09-09-23-1097 **618 William Street, A Plus Roofing**
Install 300 sq/ft (3 squares) of 24g Galvalume Victorian metal shingles.
- H09-09-24-1099 **830 Truman Avenue, DL Porter Construction Inc.**
Place work trailer at rear of property during construction. Temporary trailer per Preservation Planner 9/24/09.
- H09-09-24-1100 **512 Front Street, Dan Ace Roofing**
Remove and replace flat roofing over patio. Replace with modified rubber 25 sqs.
- H09-09-24-1102 **818 Duval Street, Carbone Electric Inc.**
Install 12 outdoor connects to existing ect. . Install four outdoor near existing bar.
- H09-09-24-1103 **1100 Margaret Street, Sub Zero Inc.**
Replace a 3 ton split system with a 3-ton mini split on Aluminum stand.
- H09-09-24-1104 **631 Whitehead Street, William A. Perkins**
Tear down rotten wood sheds & remove 200 squares. No new construction non historic shed per Preservation Planner 9/25/09.
- H09-09-24-1106 **417 Margaret Street, A Plus Roofing**
Install 600 sq/ft 16 squares of 26g Galvalume v-crimp metal and 100 sq/ft 1 square of white 60 mil TPO single ply. New construction as per plans approved by HARC per Preservation Planner 9/29/09
- H09-09-24-1108 **325 Duval Street, Barefoot Billy's Inc.**
1-Wall 3X 6' sign, 1/4 " PVC backing vinyl letters, " BAREFOOT BILLY'S JETSKI TOURS".
- H09-09-24-1109 **612 Olivia Street, Bruce Kjos**
Move existing buried tank to new location and rebury tank on engineering slab and secure Run lines to existing system and install water heater.
- H09-09-24-1110 **909 Center Street, Don Whitehead**
Build on 3X3X10 engineered slab and secure; Run line to install water

heater 7; set a 47.5 gal tank on slab. Slab needs to be built within property line per Preservation Planner 9/29/09

H09-09-24-1112 809 Frances Street, Jimmy Nath Painting

Clean, caulk, spot prime & paint hawthorn Yellow-HC-4. Trim will be white per Preservation Planner 9/25/09.

H09-09-24-1113 823 White Street, Thornburg Construction

Replace existing wood frame, trim & siding, replace approx. 30 sq/ft of siding repaint same as existing. Rotted wood window will remain the same all materials will be wood per Preservation Planner 9/25/09.

H09-09-24-1114 503 Greene Street, Gary the Carpenter

New storefront glass & doors ATM approved # H09-08-27-966.

H09-09-25-1116 831 Johnson Street, Suburban Propane

Replace existing tank set on concrete pad, strap per FEMA "348 extend existing gasoline 30' to cook top and tank less water heater.

H09-09-25-1117 1105 White Street, A Plus Roofing

Patch around existing penetration through the roof then use white liquid rubberized elastomeric roof coating to coat the roof 49 squares. Flat roof per Preservation Planner 9/29/09

H09-09-28-1120 631 United Street, Mama's Rock & Sand/ Mama's Garden Center

Install 13'6" X 9' Old Chicago brick driveway and change existing brick walkway to old Chicago brick. Will not extend right of way per Preservation Planner 9/29/09.

H09-09-28-1122 329 Margaret Street, Curry A/C

Change out of existing 3-ton split system.

H09-09-28-1123 714 Olivia Street, ABC Contracting of the Florida Keys

Replace 1- 6'0" exterior French door w/like. Same materials per Preservation Planner 9/29/09.

H09-09-28-1124 276 Margaret Street, Jesse Anderson

Painting walls-2018-50-Morning Sunshine, doors-2056-40-Cool Aqua, trim-RM-white stain banister.

H09-09-28-1125 1507 Grinnell Street, Surfside Aluminum of Florida Keys Inc.

Install 105' of 6' white seamless gutter 50' of 2" X 3" downspout. No historic per Preservation Planner 9/29/09.

H09-09-29-1127 1218 Duval Street, Southernmost Signs

1-Detached sign 5 sq/ft, wood, CORK & STOGIE.

H09-09-25-1128 **1107 Windsor Lane, Janine Gedmin**

Replace 18.5 wide X 6' high dilapidated chain link fence & gate with 18.5 wide X 6' high wooden open picket fence and gate on south side of house. Replace 5.5 wide X 6' high dilapidated chain link fence & gate with 5.5 wide X 6' high wooden open picket fence & gate on North side of house. Each picket is 2.5 wide with 1' separation. Add 4' high metal gutters to North & South side of house 95.4. Metal gutters must be half round and downspouts can not be seen from front of house per Preservation Planner 10/2/09

H09-09-30-1129 **607 Margaret Street, Bender & Associate Architects/for Joseph Edward Flynn**

Replace 2 aluminum jalousie windows on front with Marvin ultimate double hung; replace 2 alum louvers on front at attic/loft with Marvin ultimate double hung; new windows to fit in existing framing; paint house; paint windows, trim and siding Benjamin Moore ready-mixed brilliant white. Will not change fenestration proportions per Preservation Planner 10/2/09.

H09-09-30-1131 **704 Caroline Street, David Knoll,/Karen Lewis**

New wood shutters, shutter color, house color and porch ceiling color. After the fact: They already started painting the building exterior walls per Preservation Planner 10/2/09.

H09-09-30-1132 **704 Eaton Street, Jan Isherwood**

Sand house, paint, trim white (same as it was). House will be white per Preservation Planner 10/2/09.

H09-10-01-1133 **711 Catherine Street, Surfside Aluminum of the FL Keys Inc.**

Install 184' of 6' white seamless gutter 132' of 2X3 white downspout. New buildings per Preservation Planner 10/2/09.

H09-10-01-1134 **1012 Fleming Street, M. Skoglund**

Change shed roof at rear to saw tooth v-crimp. Previous HARC H09-07-09-769.

H09-10-01-1135 **317 Whitehead Street, Salinero Enterprises Inc.**

Repair concrete spalling of 2 columns & ceiling as per Carlos Rojas letter. Finish as existing paint with same colors after repairs per Preservation Planner 10/2/09.

H09-10-01-1136 **918 Duval Street, J.J. Fairbank Construction Inc.**

1-wall sign 48' length X 24 height, wood sign w/black paint, "BLACK FIN BISTRO ". Sign will be placed on the location where menu board is per Preservation Planner 10/2/09

H09-10-02-1137 **1014 White Street, E & E Concrete**
Repair concrete spaling and one column.

OLD BUSINESS:

TABLED ITEMS:

T1- H09-8-28-972.5 **1019 White Street, Mary J. Pfund**
Repaint building blue w/dark blue adding into light blue.
Paint fence 3 shades of blue and install artwork.

APPROVED _____ DISAPPROVED _____ TABLED _____

T2- H09-09-11-1054 **405 Frances Street, Thomas E. Pope, Architect**
Interior and exterior renovations. New wood windows and doors.
Second floor addition over existing first floor non historic addition.

APPROVED _____ DISAPPROVED _____ TABLED _____

SECOND READING FOR DEMOLITION:

D1- H09-09-11-1047 **1124-1126 Margaret Street, Thomas Kelly**
Remove screened-in porches on the 2 front cottages; remove shed roof at rear of cottages and replace with gable roofs; remove building at rear and replace with 2-story structure; pool at rear; pool accessory building at rear.

APPROVED _____ DISAPPROVED _____ TABLED _____

NEW BUSINESS:

APPLICATIONS REQUIRING CLARIFICATION:

CL1. H09-09-08-943.5 717 Caroline Street, F & W Fence Company LLC

Fence, wrought iron look aluminum, color black. Height 4'- two gates, one 15 linear foot rolling gate for driveway and a 3 linear foot walk gate over path. Total front 44 linear feet. Remove 45" of white picket and replace to match alum. Side 14' of 4' high alum. and 36' of 6' high from edge of façade back to existing fence.

APPROVED _____ DISAPPROVED _____ TABLED _____

CL2. H09-09-11-1044 1312 Reynolds Street, Dan Ace Roofing

Remove concrete shingles. Replace with v-crimp.

APPROVED _____ DISAPPROVED _____ TABLED _____

CL3. H09-09-16-1069 625/627 Whitehead Street, S.A.A./ Mark Goldstein and Jon Harper

Retile front porch 6' x 12', (existing tile mosaic) using 6" x 6" tumbled slate tiles.

APPROVED _____ DISAPPROVED _____ TABLED _____

CL4.H09-09-18-1083 720-722-726 Emma Street (Serenity House), Victor Cushman

Paint roofs with 90% reflectant ceramic/elastomer white coat for energy conservation (we're going green).

APPROVED _____ DISAPPROVED _____ TABLED _____

CL5.H09-09-221-1089 **135 Simonton Street, Heidi Garbo**

Will be putting a mobile unit in the South East corner of parking lot. Size of cart 6 X 8', less than 64 sq/ft total.

APPROVED _____ DISAPPROVED _____ TABLED _____

CL6. H09-09-25-1115 **1008 Packer Street, William Rowan, Architect**

Revision of elevation on prior approved application.

APPROVED _____ DISAPPROVED _____ TABLED _____

CL7.H09-09-25-1118 **807 Waddell Street, Timothy Ryan**

Build 50 linear ft masonry fence to match existing 4ft solid 2-ft wood louvers top (front right side of property).

APPROVED _____ DISAPPROVED _____ TABLED _____

CL8. H09-09-24-1101 **818 Fleming Street, David Knoll, Architect**

Resubmission for review of minor changes and detail of deck, ceiling finish as requested by the Board.

APPROVED _____ DISAPPROVED _____ TABLED _____

CL9. H09-09-25-1119 **819 Elizabeth Street, Michael Miller, Architect**

Demolish non historic shed addition. Remodel kitchen and bathrooms. Add exterior French doors (two). Restore front porch columns. Replace roof. Remove asbestos siding and restore board and battens. Build side and rear decks.

APPROVED _____ DISAPPROVED _____ TABLED _____

Adjournment